HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Kingston CMA

Date Released: First Quarter 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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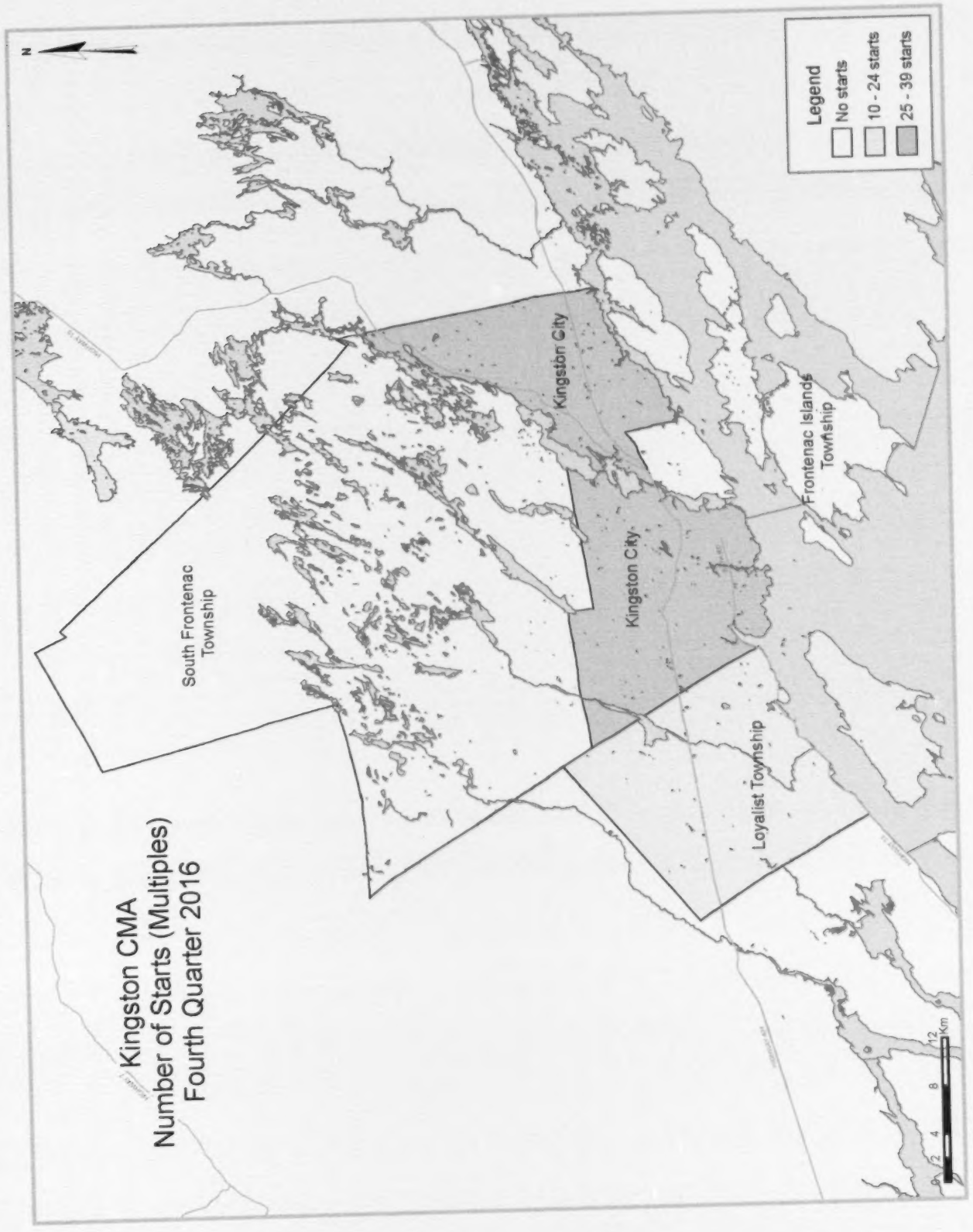
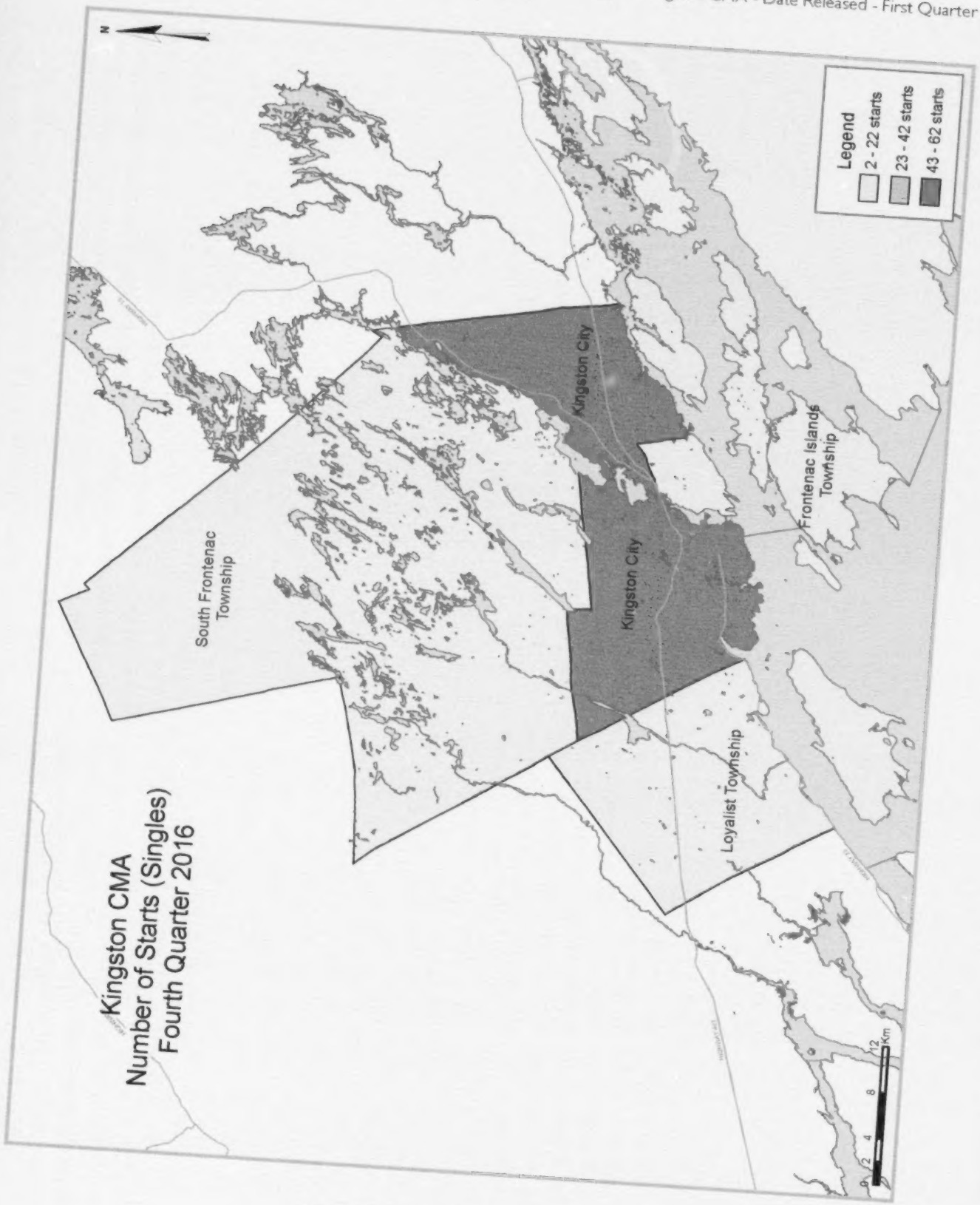
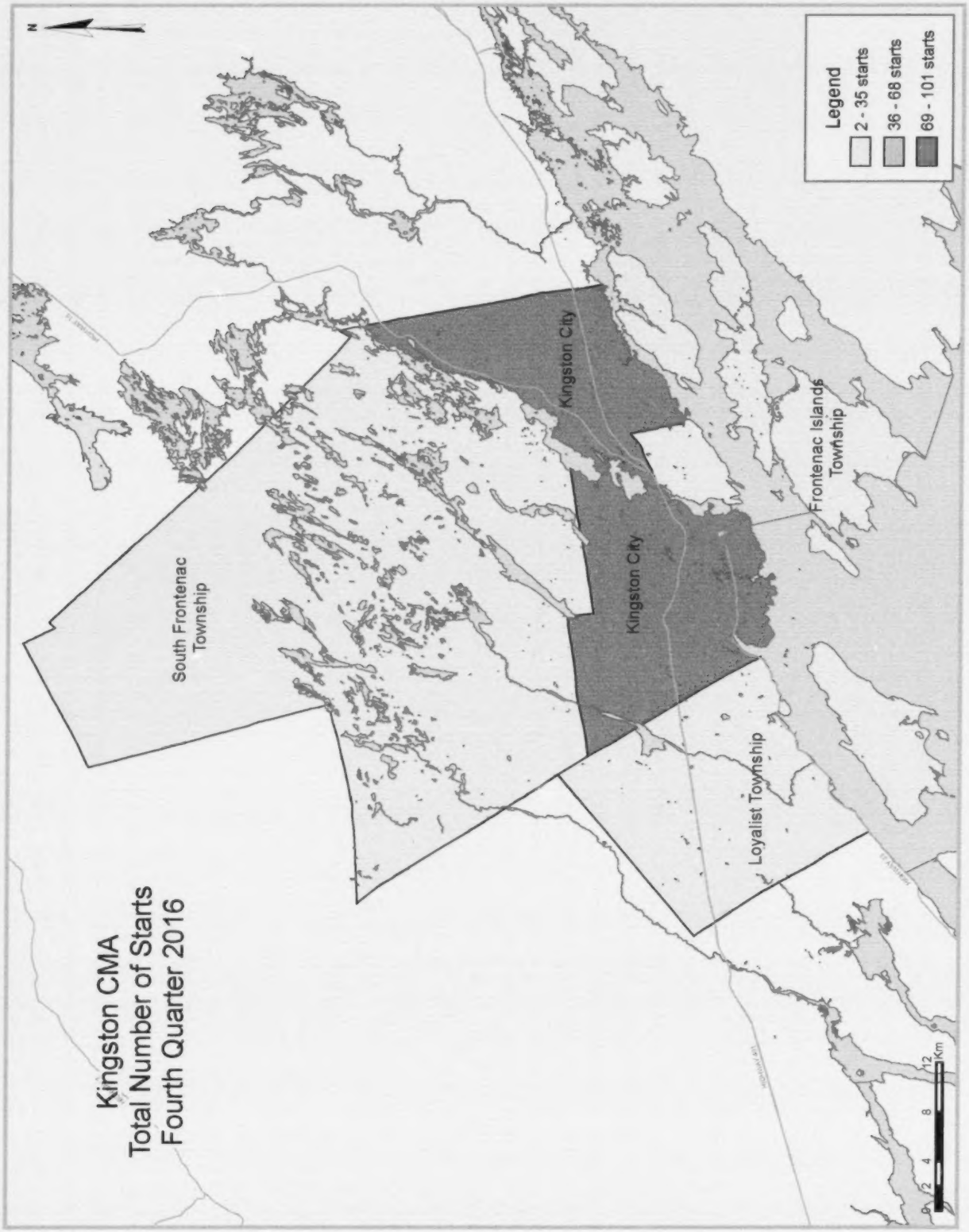
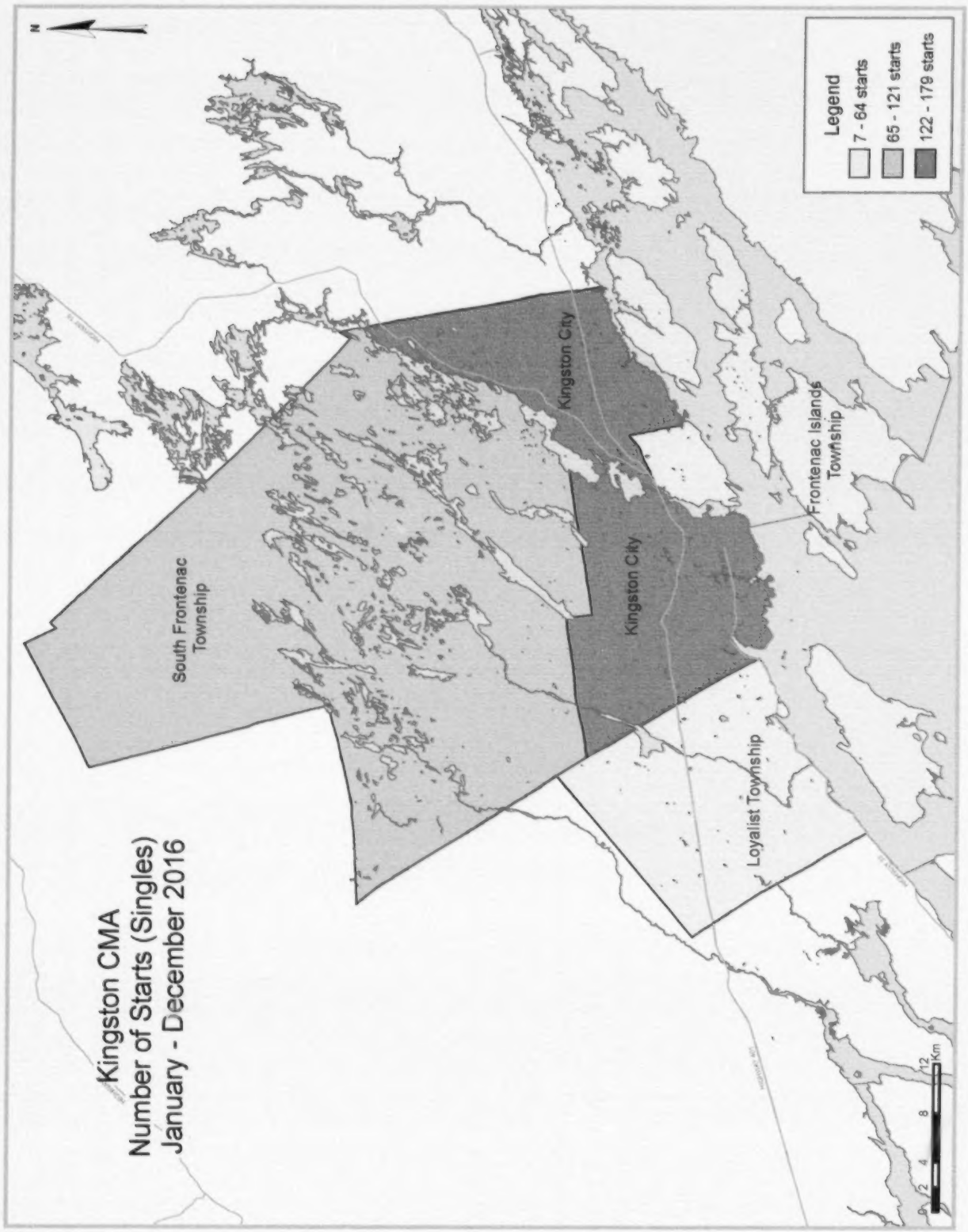
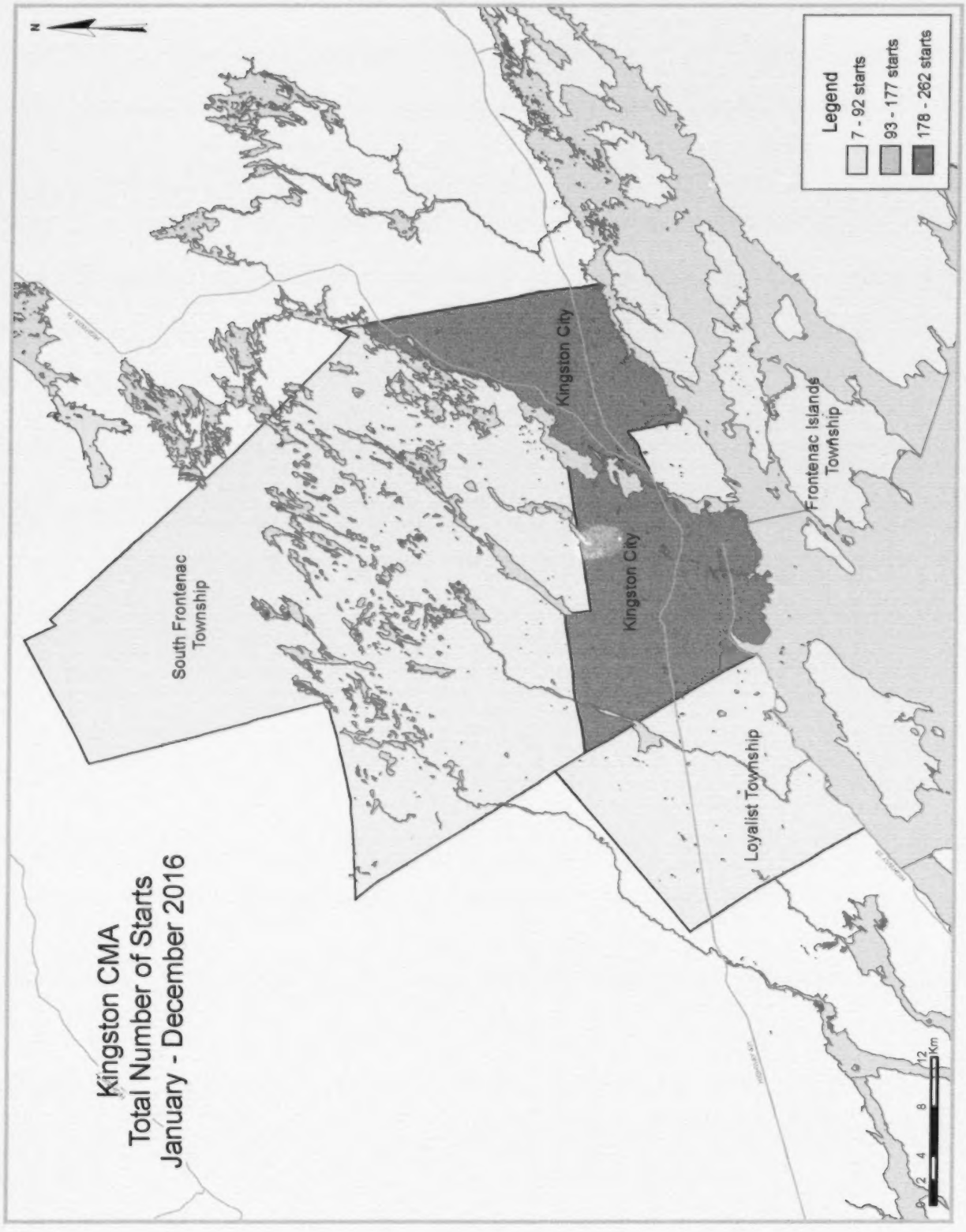

Kingston CMA
Number of Starts (Multiples)
Fourth Quarter 2016
N
Legend
No starts
10 - 24 starts
25 - 39 starts
Kingston City
Kingston City
Frontenac Islands Township
South Frontenac Township
Loyalist Township
0
2
4
8
12
Km


Kingston CMA
Number of Starts (Singles)
Fourth Quarter 2016
N
Legend
2 - 22 starts
23 - 42 starts
43 - 62 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Total Number of Starts
Fourth Quarter 2016
N
Legend
2 - 35 starts
36 - 68 starts
69 - 101 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km

Kingston CMA
Number of Starts (Multiples)
January - December 2016
Legend
No starts
29 - 56 starts
57 - 83 starts
N
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Singles)
January - December 2016
Legend
7 - 64 starts
65 - 121 starts
122 - 179 starts
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
N
0 2 4 8 12 Km


Kingston CMA
Total Number of Starts
January - December 2016
Legend
7 - 92 starts
93 - 177 starts
178 - 262 starts
N
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Fourth Quarter 2016								
Kingston CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Oct. 2016	Nov. 2016	Dec. 2016	Oct. 2016	Nov. 2016	Dec. 2016
Single-Detached	275	300	407	319	222	309	312	302
Multiples	380	112	192	84	312	128	132	160
Total	655	412	599	403	534	437	444	462
	Quarterly SAAR		Actual			YTD		
	2016 Q3	2016 Q4	2015 Q4	2016 Q4	% change	2015 Q4	2016 Q4	% change
Single-Detached	281	304	88	93	5.7%	275	300	9.1%
Multiples	124	196	47	49	4.3%	380	112	-70.5%
Total	405	500	135	142	5.2%	655	412	-37.1%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kingston CMA
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2016	93	0	45	0	0	0	0	4	142
Q4 2015	88	2	9	0	0	0	0	36	135
% Change	5.7	-100.0	**	n/a	n/a	n/a	n/a	-88.9	5.2
Year-to-date 2016	300	4	93	0	0	0	0	15	412
Year-to-date 2015	275	12	45	0	0	41	10	272	655
% Change	9.1	-66.7	106.7	n/a	n/a	-100.0	-100.0	-94.5	-37.1
UNDER CONSTRUCTION									
Q4 2016	140	0	61	0	0	0	0	176	377
Q4 2015	119	4	30	0	0	41	8	390	592
% Change	17.6	-100.0	103.3	n/a	n/a	-100.0	-100.0	-54.9	-36.3
COMPLETIONS									
Q4 2016	72	2	10	0	0	41	0	3	128
Q4 2015	90	4	16	0	0	115	5	150	380
% Change	-20.0	-50.0	-37.5	n/a	n/a	-64.3	-100.0	-98.0	-66.3
Year-to-date 2016	274	8	68	0	0	41	8	230	629
Year-to-date 2015	300	20	50	0	0	115	5	154	644
% Change	-8.7	-60.0	36.0	n/a	n/a	-64.3	60.0	49.4	-2.3
COMPLETED & NOT ABSORBED									
Q4 2016	23	3	13	0	0	10	n/a	n/a	49
Q4 2015	36	5	13	0	0	4	n/a	n/a	58
% Change	-36.1	-40.0	0.0	n/a	n/a	150.0	n/a	n/a	-15.5
ABSORBED									
Q4 2016	85	2	15	0	0	31	n/a	n/a	133
Q4 2015	99	3	14	0	0	111	n/a	n/a	227
% Change	-14.1	-33.3	7.1	n/a	n/a	-72.1	n/a	n/a	-41.4
Year-to-date 2016	287	10	68	0	0	35	n/a	n/a	400
Year-to-date 2015	303	18	77	0	0	111	n/a	n/a	509
% Change	-5.3	-44.4	-11.7	n/a	n/a	-68.5	n/a	n/a	-21.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Frontenac Islands Township									
Q4 2016	2	0	0	0	0	0	0	0	2
Q4 2015	1	0	0	0	0	0	0	0	1
Kingston City									
Q4 2016	62	0	36	0	0	0	0	3	101
Q4 2015	56	2	9	0	0	0	0	35	102
Loyalist Township									
Q4 2016	18	0	9	0	0	0	0	1	28
Q4 2015	21	0	0	0	0	0	0	1	22
South Frontenac Township									
Q4 2016	11	0	0	0	0	0	0	0	11
Q4 2015	10	0	0	0	0	0	0	0	10
Kingston CMA									
Q4 2016	93	0	45	0	0	0	0	4	142
Q4 2015	88	2	9	0	0	0	0	36	135
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q4 2016	7	0	0	0	0	0	0	0	7
Q4 2015	4	0	0	0	0	0	0	0	4
Kingston City									
Q4 2016	70	0	41	0	0	0	0	175	286
Q4 2015	69	2	14	0	0	41	8	389	523
Loyalist Township									
Q4 2016	21	0	20	0	0	0	0	1	42
Q4 2015	16	2	16	0	0	0	0	1	35
South Frontenac Township									
Q4 2016	42	0	0	0	0	0	0	0	42
Q4 2015	30	0	0	0	0	0	0	0	30
Kingston CMA									
Q4 2016	140	0	61	0	0	0	0	176	377
Q4 2015	119	4	30	0	0	41	8	390	592

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Frontenac Islands Township									
Q4 2016	3	0	0	0	0	0	0	0	3
Q4 2015	1	0	0	0	0	0	0	0	1
Kingston City									
Q4 2016	43	2	7	0	0	41	0	3	96
Q4 2015	44	2	12	0	0	115	5	150	328
Loyalist Township									
Q4 2016	19	0	3	0	0	0	0	0	22
Q4 2015	20	2	4	0	0	0	0	0	26
South Frontenac Township									
Q4 2016	7	0	0	0	0	0	0	0	7
Q4 2015	25	0	0	0	0	0	0	0	25
Kingston CMA									
Q4 2016	72	2	10	0	0	41	0	3	128
Q4 2015	90	4	16	0	0	115	5	150	380
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q4 2016	21	1	8	0	0	10	n/a	n/a	40
Q4 2015	27	4	10	0	0	4	n/a	n/a	45
Loyalist Township									
Q4 2016	2	2	5	0	0	0	n/a	n/a	9
Q4 2015	8	1	3	0	0	0	n/a	n/a	12
South Frontenac Township									
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Q4 2015	1	0	0	0	0	0	n/a	n/a	1
Kingston CMA									
Q4 2016	23	3	13	0	0	10	n/a	n/a	49
Q4 2015	36	5	13	0	0	4	n/a	n/a	58

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Frontenac Islands Township									
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
Q4 2015	1	0	0	0	0	0	n/a	n/a	1
Kingston City									
Q4 2016	54	1	8	0	0	31	n/a	n/a	94
Q4 2015	54	1	11	0	0	111	n/a	n/a	177
Loyalist Township									
Q4 2016	20	1	7	0	0	0	n/a	n/a	28
Q4 2015	18	2	3	0	0	0	n/a	n/a	23
South Frontenac Township									
Q4 2016	8	0	0	0	0	0	n/a	n/a	8
Q4 2015	26	0	0	0	0	0	n/a	n/a	26
Kingston CMA									
Q4 2016	85	2	15	0	0	31	n/a	n/a	133
Q4 2015	99	3	14	0	0	111	n/a	n/a	227

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Kingston CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	300	4	93	0	0	0	0	15	412
% Change	9.1	-66.7	106.7	n/a	n/a	-100.0	-100.0	-94.5	-37.1
2015	275	12	45	0	0	41	10	272	655
% Change	-18.6	-53.8	-54.1	n/a	n/a	n/a	150.0	32.0	-2.5
2014	338	26	98	0	0	0	4	206	672
% Change	4.0	**	-4.9	n/a	n/a	-100.0	n/a	-32.5	-21.5
2013	325	8	103	0	0	115	0	305	856
% Change	-27.6	-33.3	13.2	n/a	n/a	n/a	n/a	-11.3	-4.5
2012	449	12	91	0	0	0	0	344	896
% Change	-3.9	-45.5	37.9	n/a	n/a	n/a	-100.0	-12.7	-6.6
2011	467	22	66	0	0	0	6	394	959
% Change	-10.5	-8.3	187.0	n/a	n/a	n/a	-40.0	**	46.9
2010	522	24	23	0	0	0	10	70	653
% Change	20.8	20.0	-28.1	n/a	-100.0	n/a	150.0	-68.8	-8.9
2009	432	20	32	0	5	0	4	224	717
% Change	-20.9	-58.3	10.3	n/a	n/a	n/a	-66.7	**	6.7
2008	546	48	29	0	0	0	12	37	672
% Change	-9.0	200.0	-64.6	n/a	n/a	n/a	**	-79.3	-23.6
2007	600	16	82	0	0	0	3	179	880

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Frontenac Islands Township	2	1	0	0	0	0	0	0	2	1	100.0
Kingston City	62	56	0	2	36	9	3	35	101	102	-1.0
Loyalist Township	18	21	0	0	9	0	1	1	28	22	27.3
South Frontenac Township	11	10	0	0	0	0	0	0	11	10	10.0
Kingston CMA	93	88	0	2	45	9	4	36	142	135	5.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Frontenac Islands Township	7	6	0	0	0	0	0	0	7	6	16.7
Kingston City	179	162	2	10	67	41	14	310	262	523	-49.9
Loyalist Township	47	58	2	4	26	12	1	3	76	77	-1.3
South Frontenac Township	67	49	0	0	0	0	0	0	67	49	36.7
Kingston CMA	300	275	4	14	93	53	15	313	412	655	-37.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	36	9	0	0	0	0	3	35
Loyalist Township	9	0	0	0	0	0	1	1
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	45	9	0	0	0	0	4	36

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	67	33	0	8	0	41	14	269
Loyalist Township	26	12	0	0	0	0	1	3
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	93	45	0	8	0	41	15	272

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Frontenac Islands Township	2	1	0	0	0	0	2	1
Kingston City	98	67	0	0	3	35	101	102
Loyalist Township	27	21	0	0	1	1	28	22
South Frontenac Township	11	10	0	0	0	0	11	10
Kingston CMA	138	99	0	0	4	36	142	135

Table 2.5: Starts by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Frontenac Islands Township	7	6	0	0	0	0	7	6
Kingston City	248	203	0	41	14	279	262	523
Loyalist Township	75	74	0	0	1	3	76	77
South Frontenac Township	67	49	0	0	0	0	67	49
Kingston CMA	397	332	0	41	15	282	412	655

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Frontenac Islands Township	3	1	0	0	0	0	0	0	3	1	200.0
Kingston City	43	44	2	4	7	15	44	265	96	328	-70.7
Loyalist Township	19	20	0	2	3	4	0	0	22	26	-15.4
South Frontenac Township	7	25	0	0	0	0	0	0	7	25	-72.0
Kingston CMA	72	90	2	6	10	19	44	265	128	380	-66.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Frontenac Islands Township	4	5	0	0	0	0	0	0	4	5	-20.0
Kingston City	178	163	4	18	48	36	270	268	500	485	3.1
Loyalist Township	40	50	4	4	28	13	1	5	73	72	1.4
South Frontenac Township	52	82	0	0	0	0	0	0	52	82	-36.6
Kingston CMA	274	300	8	22	76	49	271	273	629	644	-2.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	7	12	0	3	41	115	3	150
Loyalist Township	3	4	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	10	16	0	3	41	115	3	150

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	40	33	8	3	41	117	229	151
Loyalist Township	28	13	0	0	0	2	1	3
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	68	46	8	3	41	119	230	154

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Fourth Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Frontenac Islands Township	3	1	0	0	0	0	3	1
Kingston City	52	58	41	115	3	155	96	328
Loyalist Township	22	26	0	0	0	0	22	26
South Frontenac Township	7	25	0	0	0	0	7	25
Kingston CMA	84	110	41	115	3	155	128	380

Table 3.5: Completions by Submarket and by Intended Market January - December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Frontenac Islands Township	4	5	0	0	0	0	4	5
Kingston City	222	214	41	115	237	156	500	485
Loyalist Township	72	69	0	0	1	3	73	72
South Frontenac Township	52	82	0	0	0	0	52	82
Kingston CMA	350	370	41	115	238	159	629	644

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Fourth Quarter 2016													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Frontenac Islands Township													
Q4 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Kingston City													
Q4 2016	0	0.0	4	8.9	12	26.7	13	28.9	16	35.6	45	-	388,628
Q4 2015	0	0.0	11	28.2	12	30.8	9	23.1	7	17.9	39	-	360,722
Year-to-date 2016	0	0.0	20	11.9	61	36.3	40	23.8	47	28.0	168	-	373,079
Year-to-date 2015	0	0.0	45	31.9	50	35.5	24	17.0	22	15.6	141	300,000	341,956
Loyalist Township													
Q4 2016	0	0.0	5	35.7	5	35.7	2	14.3	2	14.3	14	-	-
Q4 2015	0	0.0	3	33.3	3	33.3	2	22.2	1	11.1	9	-	347,950
Year-to-date 2016	0	0.0	6	17.1	18	51.4	7	20.0	4	11.4	35	-	315,475
Year-to-date 2015	0	0.0	12	38.7	11	35.5	5	16.1	3	9.7	31	-	347,950
South Frontenac Township													
Q4 2016	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	-	-
Q4 2015	1	14.3	2	28.6	4	57.1	0	0.0	0	0.0	7	-	305,000
Year-to-date 2016	0	0.0	2	16.7	6	50.0	2	16.7	2	16.7	12	-	-
Year-to-date 2015	1	6.7	4	26.7	10	66.7	0	0.0	0	0.0	15	-	305,000
Kingston CMA													
Q4 2016	0	0.0	10	16.1	19	30.6	15	24.2	18	29.0	62	365,000	372,931
Q4 2015	1	1.8	16	29.1	19	34.5	11	20.0	8	14.5	55	320,000	335,149
Year-to-date 2016	0	0.0	28	13.0	85	39.5	49	22.8	53	24.7	215	345,000	364,746
Year-to-date 2015	1	0.5	61	32.6	71	38.0	29	15.5	25	13.4	187	310,000	334,860

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2016						
Submarket	Q4 2016	Q4 2015	% Change	YTD 2016	YTD 2015	% Change
Frontenac Islands Township	-	-	n/a	-	-	n/a
Kingston City	388,628	360,722	7.7	373,079	341,956	9.1
Loyalist Township	-	347,950	n/a	315,475	347,950	-9.3
South Frontenac Township	-	305,000	n/a	-	305,000	n/a
Kingston CMA	372,931	335,149	11.3	364,746	334,860	8.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kingston

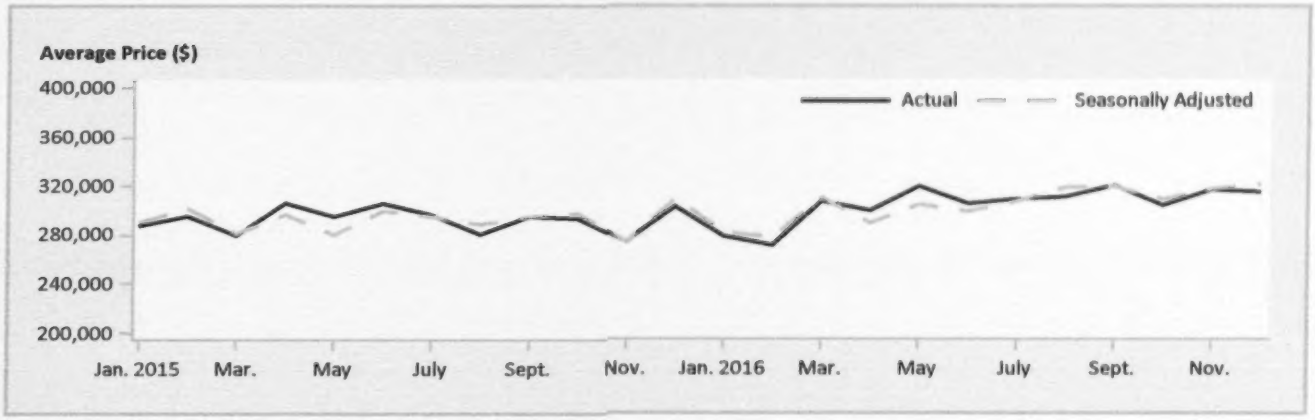


Figure 5.2: MLS® Residential Sales for Kingston

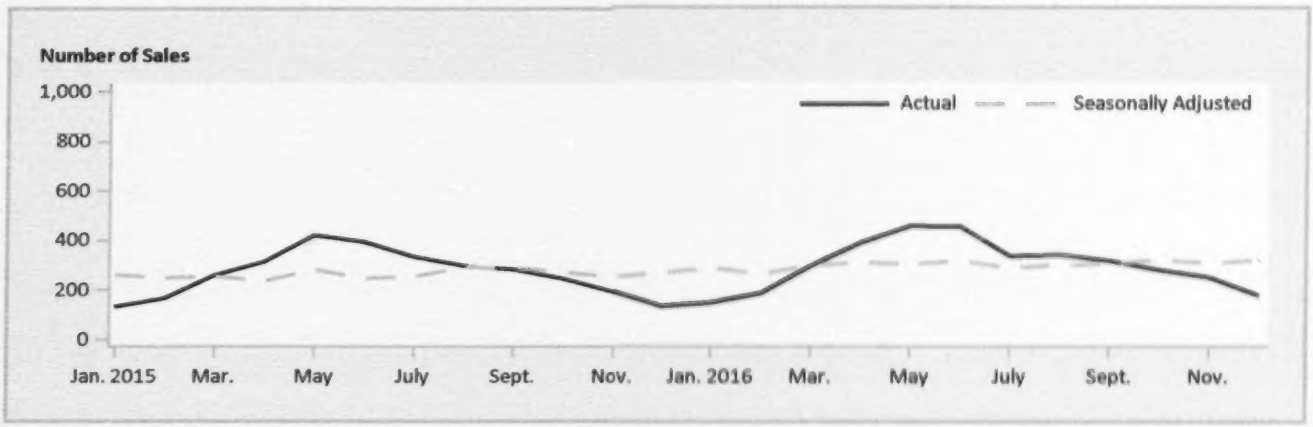
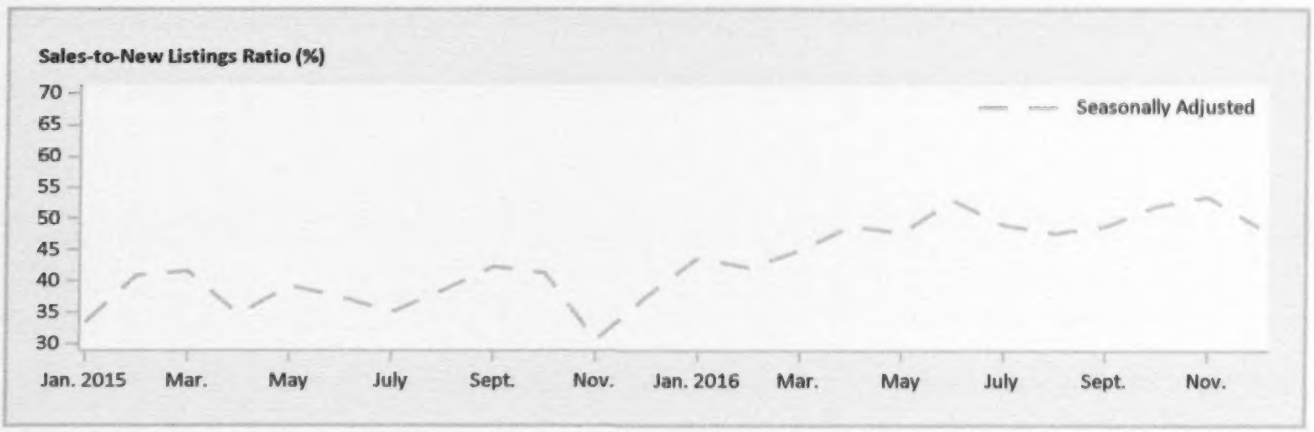


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Kingston



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Fourth Quarter 2016

		Interest Rates			NHPI, Total, 2007=100 (Ont.)	CPI, 2002 =100 (Ont.)	Kingston Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	119.70	125.30	80.3	6.5	62.4	851
	February	567	2.89	4.74	120.10	126.20	80.4	6.8	62.6	859
	March	567	2.89	4.74	120.30	127.10	80.7	6.7	62.8	856
	April	561	2.89	4.64	120.60	126.90	80.8	7.2	63.0	862
	May	561	2.89	4.64	121.00	127.70	81.9	6.9	63.8	866
	June	561	2.89	4.64	121.50	128.20	82.7	6.9	64.3	892
	July	561	2.89	4.64	121.90	128.40	83.3	6.5	64.4	909
	August	561	2.89	4.64	122.50	128.00	83.9	6.9	65.1	915
	September	561	2.89	4.64	122.70	127.80	83.9	7.0	65.2	915
	October	561	2.89	4.64	123.10	127.90	84.8	6.7	65.6	908
	November	561	3.14	4.64	123.40	127.90	84.5	6.6	65.3	906
	December	561	3.14	4.64	123.50	127.50	84.4	6.4	65.0	901
2016	January	561	3.14	4.64	123.70	127.80	84.1	6.3	64.7	900
	February	561	3.14	4.64	124.20	128.20	84.3	6.0	64.6	909
	March	561	3.14	4.64	124.50	129.00	84.2	6.0	64.5	924
	April	561	3.14	4.64	125.10	129.60	83.2	6.3	63.9	944
	May	561	3.14	4.64	126.90	130.10	82.6	6.7	63.6	949
	June	561	3.14	4.64	127.40	130.40	82.5	6.4	63.2	946
	July	567	3.14	4.74	128.40	130.30	83.5	5.8	63.5	943
	August	567	3.14	4.74	129.00	129.90	84.0	5.3	63.4	946
	September	561	3.14	4.64	129.40	130.10	84.0	5.4	63.5	945
	October	561	3.14	4.64	130.70	130.60	84.1	5.6	63.8	932
	November	561	3.14	4.64	131.20	130.20	84.2	5.7	63.9	934
	December	561	3.14	4.64		130.00	84.6	5.8	64.1	937

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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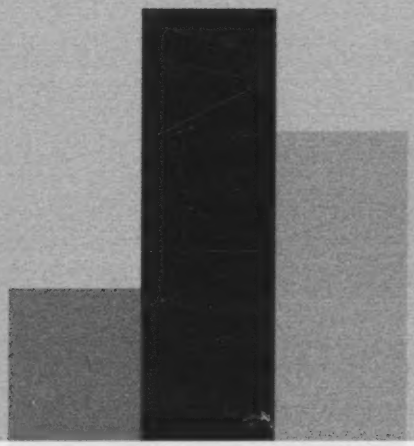

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